



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of October 20, 2020

File #020-LTAB-090

APPLICANT: Buff Blackler Enterprises, Inc. dba Grill' N Green Restaurant

LOCATION: 1021 East State Street

REQUESTED ACTION: The sale of beer and wine by the drink in conjunction with a restaurant, video gaming facility and the sale of beer and wine by the drink in conjunction with an outdoor seating area in a C-4, Urban Mixed-Use Zoning District.

EXISTING USE: Restaurant

PROPOSED USE: Restaurant with liquor by the drink

DIMENSIONS: See attached Exhibit E.

ADJACENT ZONING AND LAND USES:

NORTH:	C-2;	Metro PC
EAST:	C-4;	Longwood Plaza
SOUTH:	C-4;	Various Offices
WEST:	C-4;	Creative Cube Printing shop

YEAR 2020 PLAN: C Retail

HISTORY: **File #020-LTAB-060:** The sale of liquor by the drink in conjunction with a restaurant and video gaming in a C-4, Urban Mixed-Use Zoning District was approved on July 8, 2020 for the property located at 217 7th Street. This is this is 3 blocks southwest of the subject property.

File #017-LTAB-014: The sale of beer and wine by the drink in conjunction with a restaurant and gaming facility with an outdoor seating area in a C-4, Urban Mixed-Use Zoning District was approved June 7, 2017 for the property located at 514 East State Street. This is northwest of the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of beer and wine by the drink in conjunction with a restaurant, video gaming facility and the sale of beer and wine by the drink in conjunction with an outdoor seating area in a C-4, Urban Mixed-Use Zoning District. The property is located on the southwest corner of East State Street and Longwood.

The Applicant is Brendan Blackler, owner of Buff Blackler Enterprises, Inc. The Applicant seeks the opportunity to sell beer and wine by the drink with the restaurant, which would require a liquor license.

As required by the Liquor Ordinance, all new license request must go before the Liquor and Tobacco Advisory Board for review. As part of the review, it requires the Applicant to submit a completed license application, security plan and business plan. Additional items are presented for the use approval regarding the site and intended business.

Exhibit D is the map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The large star is the subject property.

Exhibit E is the property layout. The property is located on a corner lot, which fronts East State Street on the north side, Charles Street to the south and 7th Street to the east. The parking requirements for a restaurant is 13.3 parking spaces per 1,000 square feet. The building size is not shown on the plan. However, the property is zoned C-4, Urban Mixed-Use Zoning District and does not require parking for a restaurant use. The site plan shows that the subject property has parking in the immediate area. There is an outdoor patio that is existing on the west side of the building.

Exhibit F is the interior layout of the building. The floor plan consists of the proposed restaurant layout. There will be two separate dining areas, one with tables and chairs and the other one at a counter seating area. The kitchen area is on the south side of the building. There will be a private room to the east side of the counter seating area. There will also be video gaming machines located on the north side of the building. The outdoor seating area would next to the business entrance. The area is 14' by 18'.

Exhibit G is the business plan. The restaurant is known as Grill 'N Green restaurant. The business is offering Jamaican style cuisine along with other food items. There will be breakfast, lunch and dinner options. A limited menu will be available from 12:00 a.m. to 2:00 a.m. There will daily specials. The business hours will be Monday through Saturday 6:00 a.m. to 2:00 a.m. and Sunday 8:00 a.m. to 12:00 a.m. The menu is attached. The menu is not consistent with Jamaican style food items, as described in the business plan.

Exhibit H is the service calls for the last two years, September 24, 2018 to September 24, 2020. There were a total of seven (7) service calls. The reported offenses ranged from Suspicious person to Other Public Complaints.

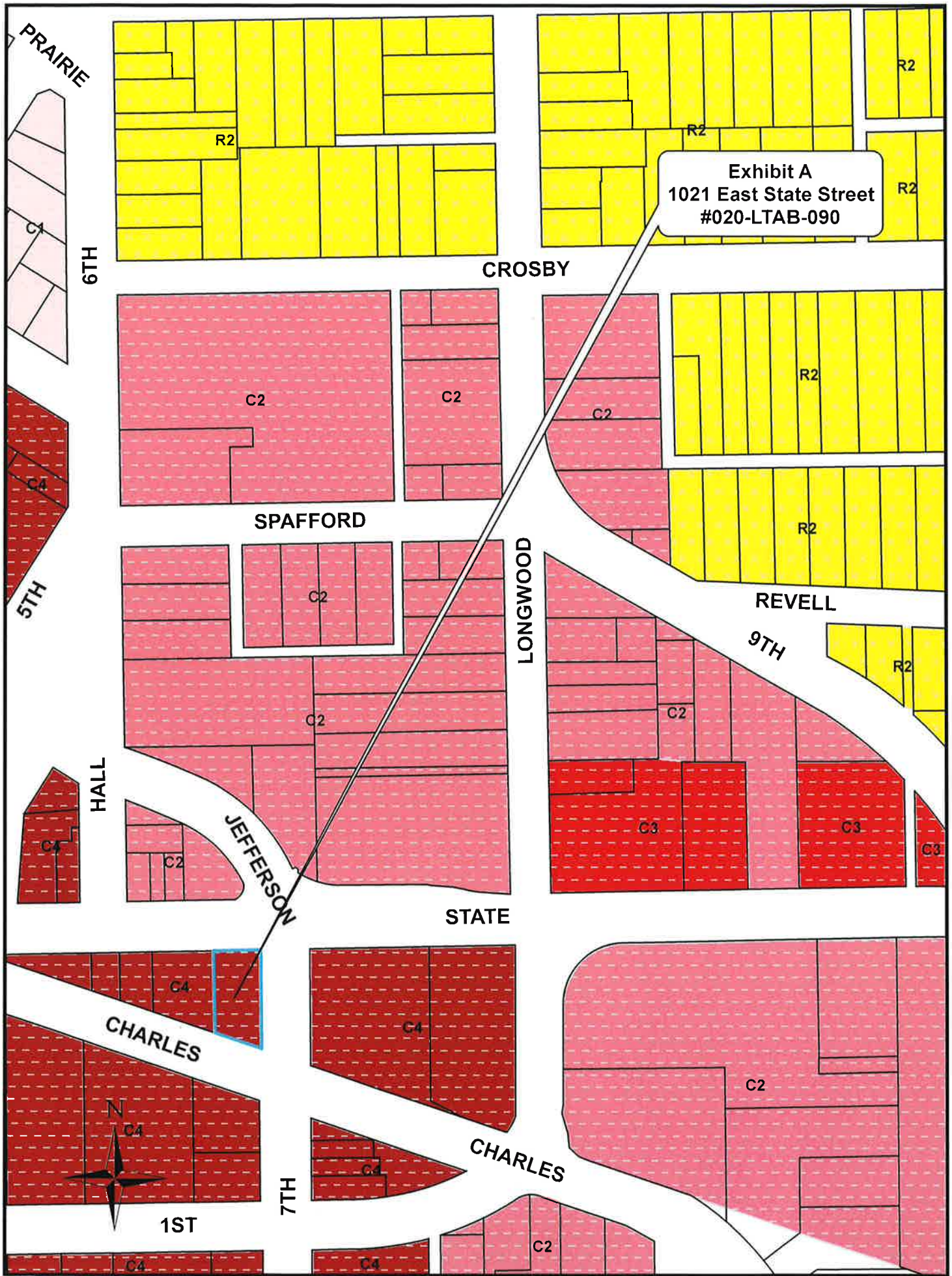
The Applicant remodeled the building into a restaurant. The proposal is consistent to other establishments in the immediate area. The business layout is very small and placing video gaming machines restricts the seating area. There is hardly any parking in the immediate area. Additionally, the existing parking is shared with surrounding businesses. Therefore, staff supports the request for the sale of beer and wine by the drink in conjunction with a restaurant but without video gaming.

RECOMMENDATION: Staff recommends **APPROVAL** of requesting the sale of beer and wine by the drink in conjunction with a restaurant and the sale of beer and wine by

the drink in conjunction with an outdoor seating area and **DENIAL** of video gaming in a C-4, Urban Mixed-Use Zoning District, subject to the conditions below:

1. Must meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor Codes.
3. Window display signage is limited to 20% of window area.
4. That the windows shall not be covered with bars or other devices that block the windows.
5. The proposed use shall not have a cover charge, dance floor or DJs
6. The proposed use shall not have operate as a nightclub.
7. The hours of operation shall be limited to Monday to Saturday, 6:00 a.m. to 2:00 a.m. and 8:00 a.m. to 12:00 a.m. on Sunday. Sunday liquor sales shall be begin at 9:00 a.m., in accordance with the Liquor Code.
8. The existing restaurant is prohibited from having any video gaming terminals.
9. All signage onsite must comply with current sign ordinance. All non-conforming signs must be removed.
10. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
11. All outstanding general ordinance fines must be paid prior to issuance of the license.

SC:BM
10/13/20



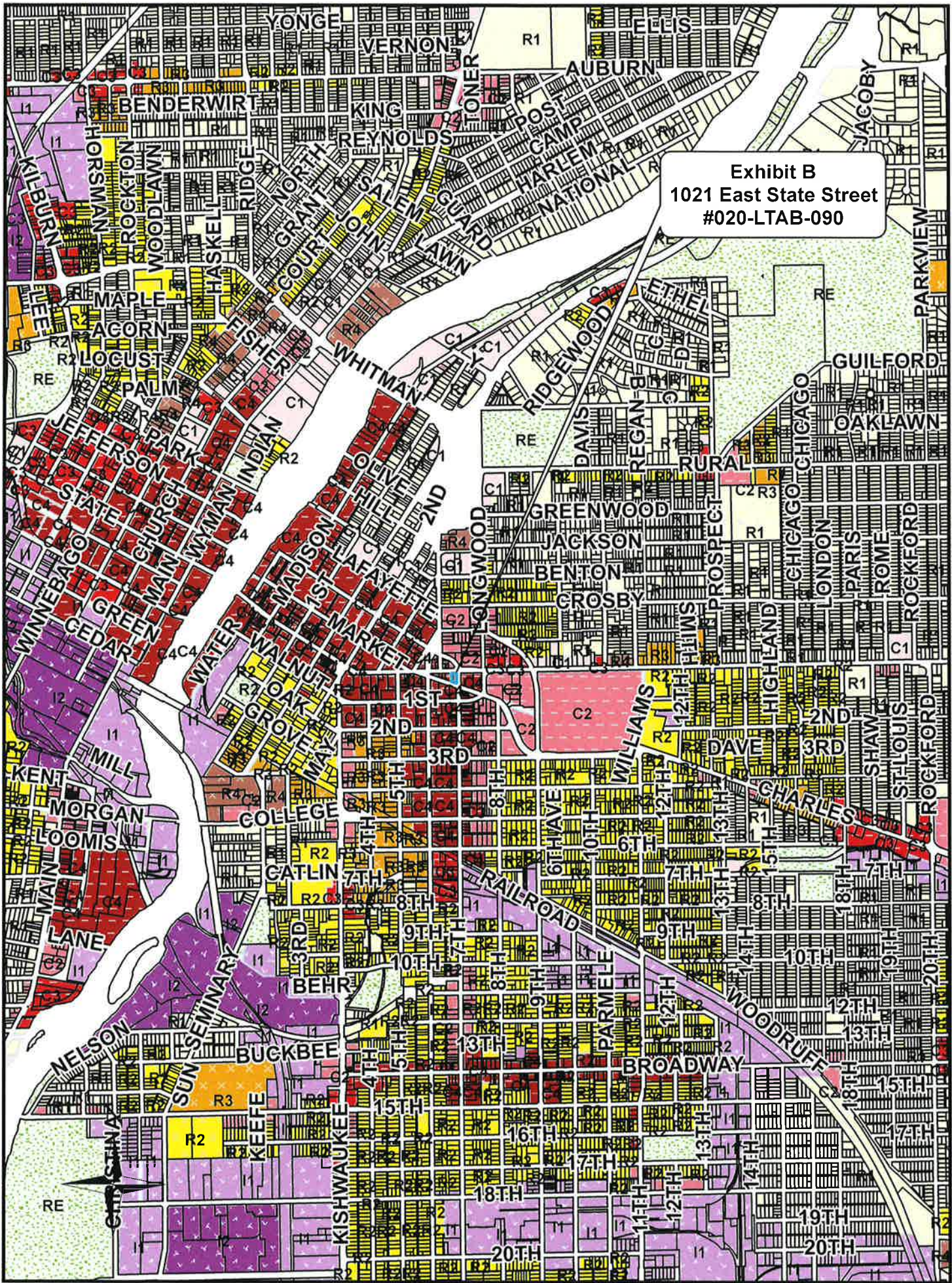
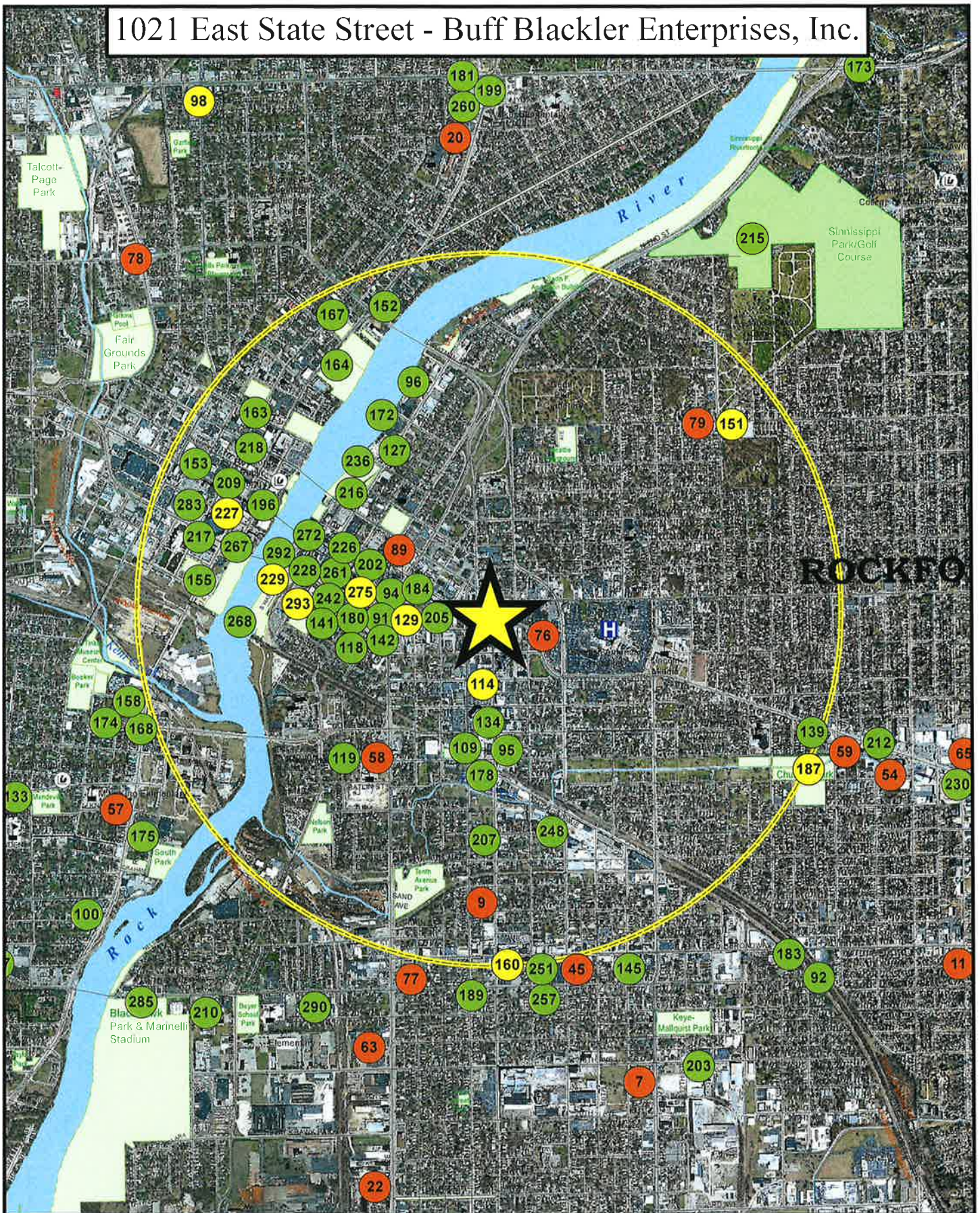


Exhibit B
1021 East State Street
#020-LTAB-090



Exhibit C
1021 East State Street
#020-LTAB-090

1021 East State Street - Buff Blackler Enterprises, Inc.



- Key**
- College/University
 - School (K-12)
 - City/Village Hall
 - Parks
 - Forest Preserves
 - Sale by the Drink (Beer and Wine)
 - Sale by the Drink (Full Liquor)
 - Package Liquor Sales

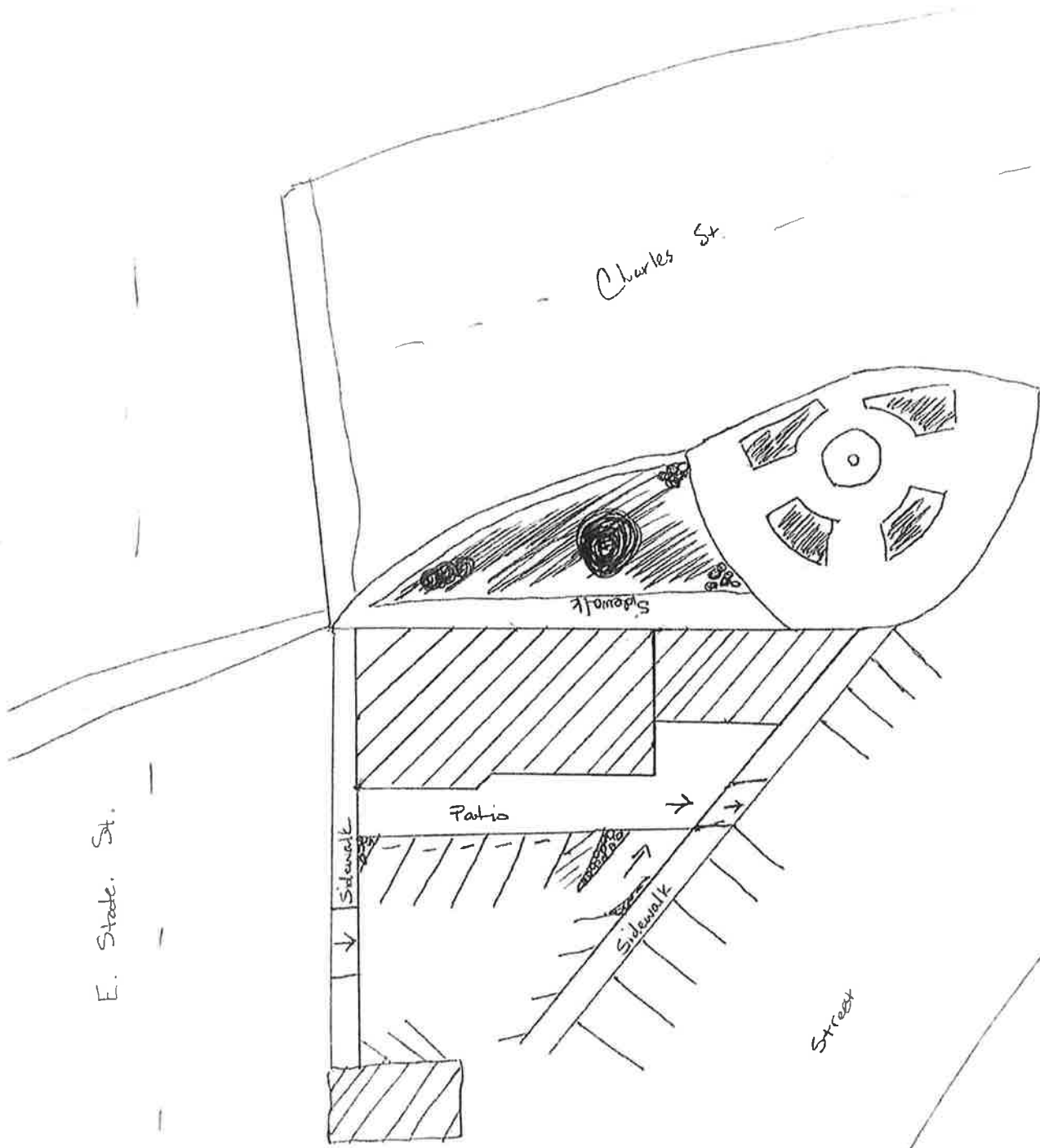
CITY OF ROCKFORD, ILLINOIS

LIQUOR LICENSE LOCATIONS AS OF 2/2020

2020



Exhibit D
1021 East State Street
#020-LTAB-090



E. State St.

Exhibit E
1021 East State Street
#020-LTAB-090

N

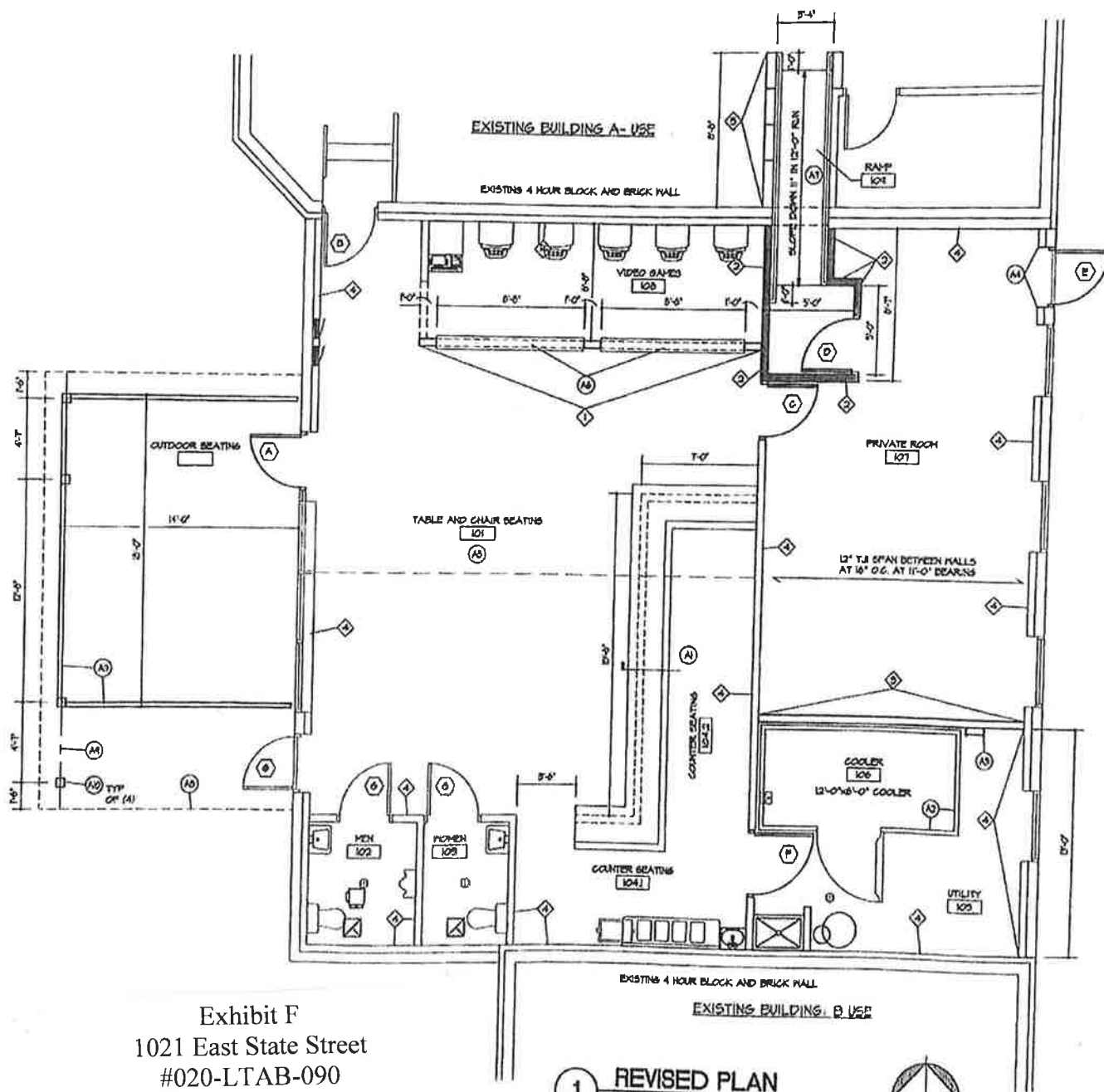


Exhibit F
1021 East State Street
#020-LTAB-090

Grill n Green Business Plan

1021 E. State St.

Rockford, IL 61104

Exhibit G
1021 East State Street
#020-LTAB-090

1. Executive Summary

Grill n Green is a moderately priced restaurant offering Jamaican style cuisine along with other cuisines for breakfast, lunch, and dinner. Our primary menu item is the jerk chicken. We offer a limited menu from 12:00 to 2:00 AM. We also serve daily specials. We are looking to add beer and wine service to our business, as well as video gaming to increase and diversify our revenue streams. The restaurant is owned by Brendan Blackler.

2. Business Objectives

The primary objectives are to serve as a premier ethnic restaurant in Midtown Rockford and to provide quality meals at reasonable prices with exceptional service.

3. Mission Statement

Grill n Green provides a wide variety of exemplary seafood, tropical fruits and meats. We commit to offering exceptional Jamaican cuisine as well as variations on the cuisines and cooking styles

4. Company Description

Grill n Green will be located at 1021 E. State St., Rockford, IL 61104. The restaurant will be owned by Buff LLC, and owned and operated by Brendan Blackler primarily serving Jamaican style cuisine.

Business hours are Monday to Saturday 6:00AM to 2:AM, and Sunday 8:00 am to 12:00 am.

5. Location and Facilities

The restaurant is located in Midtown Rockford at the junction of East State Street, Charles St., and 7th St.

6. Competitive Comparison

Local competition within a mile radius includes Uncle Nick's, JJ Fish & Chicken, Los Portales, Mid Town Gyro House, McDonald's, Burger King, Wendy's and Subway.



GRILLIN' GREEN

AMERICANA AND HEALTHY OPTIONS
1021 E. STATE ST. ROCKFORD, IL 61104
RESTAURANT (815) 308-0205 BAR (815) 308-0206



Welcome to Grillin' Green! We pride ourselves in providing fresh organic produce.
We offer all of our meals with organic eggs, cheeses, and poultry.
All of our beef is grass-fed and delicious.
We also offer non-GMO and Vegan breads to accomodate all dietary needs.

Breakfast

Fresh Fruit	cup \$4.50 / bowl \$7.50
Steel Oats	cup \$4.25 / bowl \$5.25 add fruit or fruit compote \$2.00
Yogurt	plain \$3.50 fruit parfait \$5.00
Fried Green Tomatoes	(4) \$6.75 (6) \$9.25
Classic Breakfast	\$9.00
2 organic eggs w/ bacon or sausage (turkey options available), choice of potato, w/ toast or as wrap.	
add french toast, pancakes, or 1/2 B & G	\$3.00
GNG Pork Belly Breakfast	\$12.00
2 generous slices of smoked pork belly with a biscuit & gravy and 2 eggs	
Steak & Eggs	\$16.00
6 oz grass fed rib-eye, 2 eggs, choice of potato w/ toast or as wrap	
Omelettes	
Omelettes	\$10.50
3 organic eggs with cheese all served with choice of potato, w/ toast or as wrap	
add meat	\$1.50
bacon, sausage, ham	
add cheese	\$1.25
feta, cheddar, swiss, american, provolone, pepper jack, mozzarella	
vegan cheese	\$2.00
add veggies	\$1.00
green pepper, tomato, onion, mushroom, black olive, green olive	
add Spinach, artichoke, avocado, jalapeno	\$1.25

Sides

1 egg	\$1.50
toast	\$1.50
hash browns / american fries	\$3.00
3 bacon / turkey bacon	\$4.00
2 sausage / turkey sausage patties	\$3.50
2 french toast	\$4.50
2 pancakes	\$4.00
biscuits & gravy / signature chorizo gravy	
1/2 \$4.50 (1 biscuit) full \$7.00 (2 biscuits)	

Join us for **Sunday Breakfast Buffet!**
ALL YOU CAN EAT from 9 a.m. to 2 p.m.
All your breakfast favorites!
\$14.50 per person

Drinks

Organic Dark Roast Coffee (regular or decaf)	\$3.00
House blend (regular or decaf)	\$2.50
Soda	\$2.25
cola, diet coke, melon yellow, mr. pibb	
sprite, minute maid lemonade	
Juice	small \$2.00
orange, apple, pineapple, cranberry	
	large \$3.00

Lunch

Appetizers (Lunch & Dinner)

All of our appetizers are hand breaded!!!

Cheese Curds	\$9.00
Zucchini	\$8.00
Pickle Spears	\$8.00
Onion Rings	\$7.25
Portobello Mushroom	\$8.00
Smoked whole Organic Wings	(3) 7.50 (6) \$14.00
Curry Chicken Salad w/ crackers	\$8.50

Salads

All Salads served w/ roll + butter or as wrap: choice
of spinach, tomato, or plain

Garden Fresh Salad	\$9.50
mixed greens, cucumber, tomato, avocado, onion, mushrooms and croutons	
Spinach salad	\$11.00
strawberries, feta cheese, crumbled bacon sliced almonds, tomato and croutons	
GNG House Salad	\$11.00
mixed greens, carrots, onion, tomato, crumbled bacon, topped with crouton and egg, tossed in our own ginger lime vinaigrette	
Stuffed Avocado or Tomato	\$11.50
on a bed of greens, stuffed with your choice of abi tuna salad or our signature curry chicken salad	
(grilled chicken, grilled abi tuna or our own house curry chicken salad)	\$4.50
Build Your Own Burger (includes one side)	
Wagyu beef, Organic Chicken or Beyond Burger (vegan options)	\$11.25
double meat	\$6.00
add meat	\$3.00
smoked bacon or ham	
add cheese	\$1.25
feta, cheddar, swiss, american, provolone, pepper-jack mozzarella	
add veggies	\$1.00
green pepper, tomato, onion, mushroom, black olive green olive	
add spinach, artichoke, avocado, jalapeno	\$1.50

Lunch Sides

cup of soup	cup \$4.25 bowl \$6.25
fresh fruit	cup \$4.50 bowl \$7.65
small salad	\$4.25
large salad	\$7.70
cole slaw	\$3.00
french fries	\$3.00
smoked baked beans	\$3.75
fresh veggies	\$3.00
smoked mac-n-cheese	\$4.75

Desserts Available

Our dessert menu will change daily depending upon availability

muffins	\$3.50
slice of cake	\$4.50
piece of pie	\$4.50
ice cream	A la mode \$2.00
italian ice	1 scoop \$3.50 2 scoops \$5.00

Please note that calls are subject to change as Calls for Service are submitted. Offenses represent the initial call: not the verified offense.

City of Rockford Police Department

Calls for Service For

9/24/2018 to 9/24/2020



CFS Number	CFSDate	Time	Reported Offense (Non-Verified)	Location
19-006272	01/16/2019	12:23	7390 Other Public Complaints	1021 E STATE ST
19-104693	08/30/2019	14:21	7332 Suspicious person	1021 E STATE ST
20-015036	02/08/2020	19:50	2445 Hit and Run	1021 E STATE ST
20-016154	02/11/2020	19:34	0460 Battery (Simple)	1021 E STATE ST
20-069158	06/28/2020	9:11	7981 Cellular 911 Hangup	1021 E STATE ST
20-088902	08/11/2020	12:36	7391 Loud Music	1021 E STATE ST
20-088954	08/11/2020	14:24	7390 Other Public Complaints	1021 E STATE ST

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Please note that the Call for Service is specified for a property. Location is not specific to any person, place, or event. Call for service location is tied to the location to where the call was received.

Data obtained from NetRMS.
Produced: 9/29/2020 4:03:24PM

Exhibit H
1021 East State Street
#020-LTAB-090